

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1604 SCHAEER STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the buildings and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, not fit for human habitation and detrimental to the public welfare of North Little Rock citizens and residents; and

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of North Little Rock, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures are without proper sanitary facilities and as such are unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of North Little Rock, and they should be moved or razed for the purpose of eliminating such hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City Council hereby declares the buildings, houses and other structures located at the property identified in Section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

SECTION 2: That the owner of record of the following described property is hereby directed to raze the same or otherwise abate the said nuisance within thirty (30) days after the posting of a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

Lot 10, Block 6, Holts Industrial Subdivision in the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 33N2570008700 located at 1604 Schaer Street and owned by Dannie R. Mitchell.)

SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the structures constituting the nuisance, or the nuisance otherwise abated, the structures shall be torn down and/or removed by the Director of Code Enforcement or his duly designated representative. Each day after the aforesaid thirty (30) days in which said nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of \$50.00 for each such separate and distinct offense.

SECTION 4: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

SPONSOR:

Mayor Joe A. Smith

ATTEST:

Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:22	A.M.	_____	P.M.
By	C. Jason Carter			
DATE	5-17-16			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	J. Marshall			

The City of North Little Rock

R-16-91

TOM WADLEY
DIRECTOR



701 WEST 29TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

May 6, 2016

Mayor Smith
City Council Members

Re: 1604 Schaer St.
Lot 10 Block 6 Holts Industrial Subdivision
Parcel 33N2570008700
City of North Little Rock, AR

Owner: Danny R./Melissa A Mitchell
North Little Rock, AR

Dear Mayor Smith;

September 2nd, 2015 officer Williams conducted an exterior inspection of the property, after receiving a fire report from the North Little Rock Fire Department. The inspection showed major fire damage throughout the structure, it was determined that the structure was unfit for human habitation and was red-tagged, notifications were mailed to owners of record.

November 3rd, 2015 officer Williams made contact with Mr. Mitchell for an update of the status of demolition or rehab of the structure. Mr. Mitchell stated that he would start demolition asap.

February 8th 2016 Mr. Mitchell was again contacted by phone regarding the demolition of the structure a demolition permit was pull that day however demolition was never started.

March 3rd, 2016 a notice of public nuisance along with a notice of City Council was mailed by certified and regular mail to all interested parties and posted on the property, notifications were also advertised in the newspaper for a City Council hearing date of May 23rd, 2016.

April 5th, 2016 Mr. Mitchell came into Code Enforcement requesting a dumpster for demolition, He was advised that is permit has expired and would need to be renewed. Permit was never renewed and demolition was never started to the structure.

April 13th, 2016 Danny Mitchell was issued a citation for Property Maintenance Violation court date April 21st, 2016 @ 1:30pm. Mr. Mitchell was given 30-Days to complete demolition or fines would be imposed.

To-Date the status of the structure is still unchanged. The structure is considered to be unsafe and a public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer